

108.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

626,000 /

626,000

USE VALUE:

626,000 /

626,000

ASSESSED:

626,000 /

626,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		LAWRENCE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PETRI IRENE MARIA	
Owner 2:	
Owner 3:	

Street 1: 17 LAWRENCE LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 8,640 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Clapboard Exterior and 1288 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8640		Sq. Ft.	Site		0	70.	0.75	5			Easemen	-5					451,667						451,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		8640.000	174,300		451,700	626,000				
Total Card		0.198	174,300		451,700	626,000	Entered Lot Size			
Total Parcel		0.198	174,300		451,700	626,000	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	486.02	/Parcel: 486.0	Land Unit Type:			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	174,400	0	8,640.	451,700	626,100	626,100	Year End Roll	12/18/2019
2019	101	FV	171,800	0	8,640.	482,200	654,000	654,000	Year End Roll	1/3/2019
2018	101	FV	171,800	0	8,640.	360,000	531,800	531,800	Year End Roll	12/20/2017
2017	101	FV	171,800	0	8,640.	326,000	497,800	497,800	Year End Roll	1/3/2017
2016	101	FV	171,800	0	8,640.	312,400	484,200	484,200	Year End	1/4/2016
2015	101	FV	171,000	0	8,640.	264,900	435,900	435,900	Year End Roll	12/11/2014
2014	101	FV	171,000	0	8,640.	251,300	422,300	422,300	Year End Roll	12/16/2013
2013	101	FV	171,000	0	8,640.	239,100	410,100	410,100		12/13/2012

Parcel ID 108.0-0002-0005.0

!8468!

PRINT

Date

Time

12/10/20

23:02:33

LAST REV

Date

Time

12/11/19

12:07:24

jorourke

8468

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11198-415		8/25/1966			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/1999	286	Manual	2,500				REROOF	
6/15/1992	235	Manual	2,000				RESHINGLE R/WINDO	

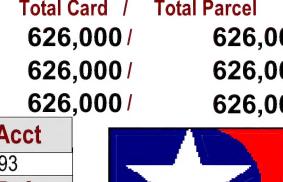
ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2018	Inspected	BS	Barbara S
8/31/2018	MEAS&NOTICE	CC	Chris C
12/5/2008	Meas/Inspect	345	PATRIOT
10/27/2000	Hearing Chag	197	PATRIOT
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT
8/20/1991		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION

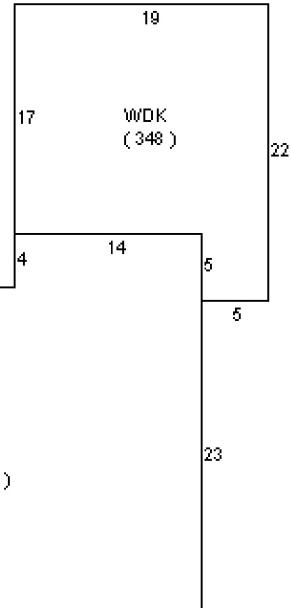
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

PDAS	SINK IN BSMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1954
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj \$ / SQ:	127.983
Other Features:	71550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	236884
Depreciation:	62537
Depreciated Total:	174346

BATH FEATURES

A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Fair

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5 BRs: 3 Baths: 1 HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 5 3

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	

SUB AREA**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	920	48.380	44,507	BMT	100	RRM	40	C	
FFL	First Floor	920	127.980	117,745						
WDK	Deck	348	8.860	3,082						
Net Sketched Area:				165,334						
Size Ad	920	Gross Are	2188	FinArea	1288					

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: